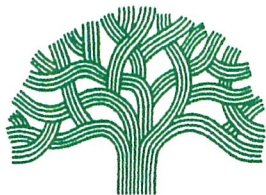


1100 Broadway

Oakland, California

Presented to the Metropolitan Transportation Commission

July, 27 2011



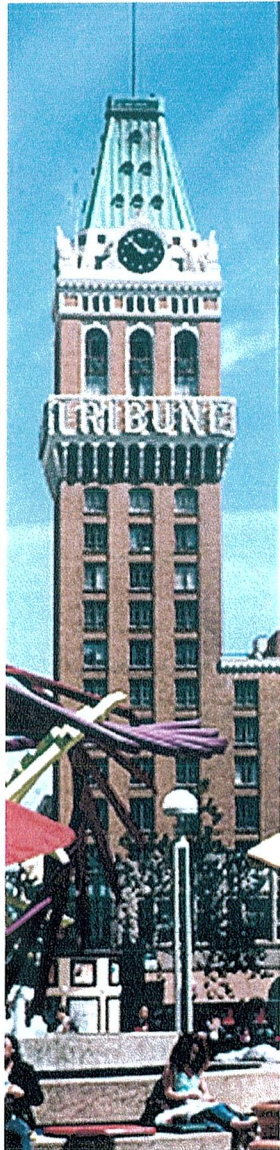
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Project Overview



- 318,000 RSF Class A office building
- 20 stories
- Immediately adjacent to 12th St./City Center BART station
- Direct indoor access to 145 parking stalls (more with valet)
- Renovated Key System Building
- Floor-to-ceiling glass
- Green roof/roof garden at Key System Building
- LEED Platinum pre-certified
- Fully entitled by the City of Oakland

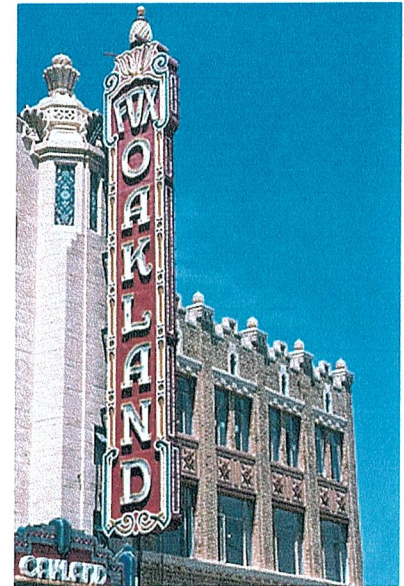
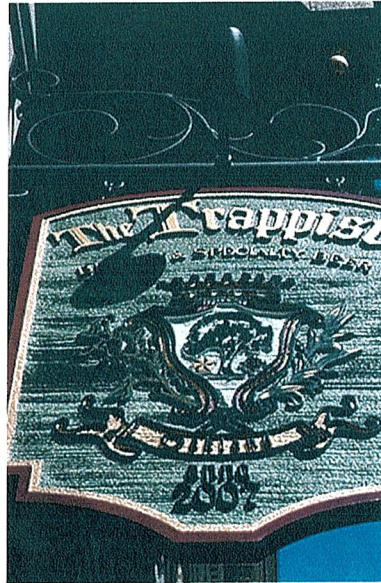
Benefits of Oakland



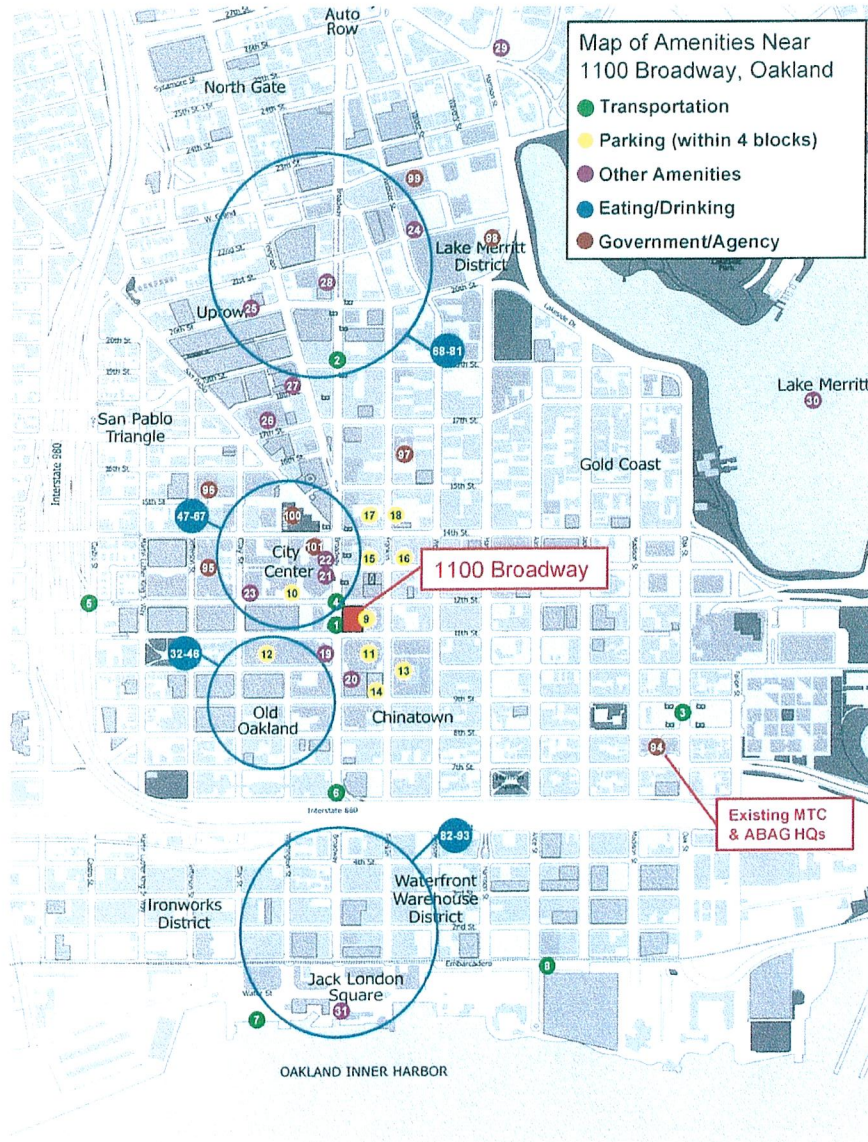
- An Oakland location will make the Agencies *a model for the region, mitigate traffic congestion and reduce pollution.*
- *With sixty percent (60%) of the combined Agencies' workforce living in the East Bay, a downtown Oakland location will reduce the Agencies' environmental footprint and promote the quality of life of its employees.*
- In comparison, *only thirty four percent (34%) of the combined Agencies' workforce live in Greater San Francisco* (San Francisco, San Mateo and Marin Counties).

Benefits of Oakland

- *Downtown Oakland is undergoing a renaissance* with the opening of dozens of new restaurants, bars and music venues over the past five years.



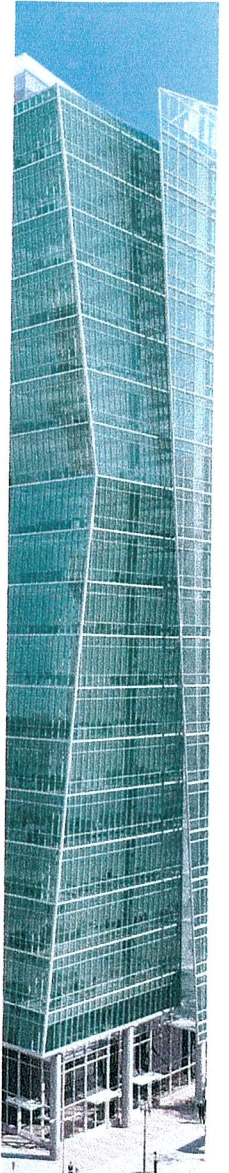
Benefits of 1100 Broadway



- 12th Street/City Center BART Station – *steps away from 1100 Broadway.*
- I-880 and I-990 – *¼ mile from 1100 Broadway.*
- Over 20 AC Transit Bus Lines – *within 1 Block of 1100 Broadway.*
- Amtrak and Ferry – *½ mile from 1100 Broadway.*
- Multiple public parking options – *3000+ spaces within 2 blocks of 1100 Broadway.*

Benefits of 1100 Broadway

- The SKS team is in place and ready to mobilize, the site is fully entitled, and *cost and schedule are understood with a high degree of accuracy.*
- 1100 Broadway's *operating costs are projected to be \$26 million less* than an existing building alternative over the life of the Agencies' occupancy.
- *1100 Broadway's seismic performance will be significantly better* than that of an older building.
- 1100 Broadway *meets all of the Agencies' property selection criteria.*



Benefits of 1100 Broadway

- Because it is a new building, *SKS has complete flexibility to tailor 1100 Broadway to meet the Agencies' specific programmatic and operating requirements* (including a conference center and air testing laboratory).
- SKS and the City of Oakland are committed to working together and in close partnership with the Agencies to *find innovative ways of reducing the overall project cost and minimizing third-party leasing risk.*

Cost Savings Options	Price	Price/RSF
20 Story LEED Platinum Base Scope	\$152.6M	\$479
Option 1: Agency Financed	(\$24.6M)	(\$77)
Option 2: Elimination of Garage	(\$6.1M)	(\$19)
Option 3: LEED Silver Systems	(\$3.1M)	(\$10)
Option 4: Reduced Finishes	(\$0.4M)	(\$1)
Revised Price with All Deducts	\$118.6M	\$373

Benefits of 1100 Broadway

- 1100 Broadway presents an opportunity to relocate at the site of the *historic headquarters of the Key System and the birthplace of modern mass transit in the Bay Area.*
- 1100 Broadway *will create a signature opportunity for the Agencies to highlight their commitment to environmental stewardship.*





Thank You



SKS

Responsible Innovative Development